



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 129**

This high end villa for 8 persons enjoys a very quiet location, outstanding views and assures relaxing holidays in an uncontaminated environment.

The bright and well cared villa was tastefully restored during the past two years by the current owners and offers now contemporary comfort in a private setting far from noisy roads, crowded towns and hectic traffic.

The classy travertine pool (12 x 6 m) and the stylish pool area in white travertine stone are very spacious and elegantly lit during the night.

Please help yourself in the rich vegetable garden, select your fresh herbs in the herb garden and pluck ripe apricots, peaches, figs and plumbs from the numerous trees. A fantastic experience!

Closest village	Panzano in Chianti (7 km)
Distances	Greve in Chianti 10 km, Panzano in Chianti 7 km, Florence 1 h, Siena 1 h, Airport Florence 1 hour, Airport Rome 3 hours
Sleeps max.	8 people
Bedrooms:	4 bedrooms of which 1 twin bedded room best for two children or teenagers
Bathrooms	3 full elegant bathrooms, of which 1 en-suite with tub and 2 shared bathrooms with shower
Interior space	about 250 sqm
Ground floor	Entrance from the garden, entrance hall, dining room with exit to the garden, A few steps down: area with a desk A few steps down: living room with fireplace and SAT TV spacious kitchen with second dining table and exit to the terrace, laundry and storage room, full bathroom with shower (new renovated)
1st floor	double bedroom with en-suite bathroom (Jacuzzi tub), TV and exit to a side terrace and the garden,

	double bedroom with very panoramic balcony and TV double bedroom with big arched windows and TV twin bedded room (best for two teenagers or two children) with TV bathroom (shower)
Terrace	spacious outside dining area with outdoor gas-heating access from the kitchen, the living room and from the pool area
Garden	two BBQ areas, one covered next to the entrance, one with a summer kitchen Lawn, terraces, covered outside dining area with garden gas-heating Vegetable garden, herb garden, boule – court
Swimming Pool	Elegant travertine pool, 6 x 12 metres, salt water, several toys and items for children available, the pool and the pool area are elegantly lit with LED lamps,
Gym	stylish lounge at the pool Yes, well equipped Available also two mountain bikes with helmets
Views	outstanding on the Chianti hills and the uncontaminated landscape
Location	Very private
Pets	No
Parking lot	Yes, fenced
Kitchen equipment	Oven, dish washer, refrigerator and freezer, additional big refrigerator / freezer in the pantry room, tea kettle, high end equipment and items, stove top, microwave, American coffee maker, toaster
Washing machine	Yes
Internet	Wifi Internet access
TV	Yes – satellite flat screen TVs in the living room and in all bedrooms
CD-Player	Yes
iPod Dock	yes
Air Conditioning	Yes, in all bedrooms (also screens)
Weekly rates	1 st January 2024 – 24 th May 2024 Euro 6.700.- 25 th May 2024 – 30 August 2024 Euro 7.000.- 31 August 2024 – 27 December 2024 Euro 6.700.-
Inclusive	Electricity up to 300kW, cooking gas, water, use of swimming pool, final cleaning, wifi Internet, bed linen and towels, one bottle of wine and one bottle of olive oil, use of vegetable garden for personal consumption, use of herb garden, use of gym, use of mountain bikes and helmets, use of boule - court
Exclusive and payable on the spot	Electricity over 300kW, heating, fire wood, additional maid service (Euro 12.-), dinners upon request, first shopping, baby sitter, breakfast service, tourist tax
Breakage deposit & More	Euro 1.000.- Completely and very tastefully restored, Hairdryers, pool towels provided, first supply of paper towels, soaps and detergents provided Access over a dirt road of 2, 4 kms 2 Mountain bikes and helmets available Screens at the bedroom windows There are plenty of pool-items and games for children